

Planning Directors Committee

Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee was called to order by Chair John Hildebrand at 9:31 a.m. on April 14, 2022, on the Zoom platform.

2. PLEDGE OF ALLEGIANCE

Chair Hildebrand led members and guests in the Pledge of Allegiance.

3. ROLL CALL

- City of Calimesa - Kelly Lucia
- City of Eastvale - Gustavo Gonzalez
- City of Hemet - H.P. Kang
- City of Jurupa Valley - Diane Guevara
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Cheryl Kitzerow
- City of Moreno Valley - Sean Kelleher*
- City of Murrieta - Jarrett Ramaiya
- City of Norco - Joshua Altopp
- City of Perris - Kenneth Phung
- City of Riverside - David Murray
- City of San Jacinto - Travis Randel
- City of Temecula - Matt Peters
- City of Wildomar - Matt Bassi
- County of Riverside - John Hildebrand (Chair)
- March JPA - Dan Fairbanks
- Riverside Transit Agency - Jennifer Nguyen*

*Arrived after Roll Call

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR – (Lake Elsinore / San Jacinto) 14 yes; 0 no; 1 abstention. Item 5.A and 5.B were approved. The City of Norco abstained.

A. Summary Minutes from the March 10, 2022, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the March 10, 2022, Planning Directors Committee meeting.

B. Revisions to the Grant Writing Assistance Program Guidelines

Action:

1. Received and filed.

6. REPORTS / DISCUSSION

A. WRCOG Assistance with Housing Grant Programs

Chris Tzeng, WRCOG Program Manager, reported that WRCOG is offering assistance in developing housing-related grant applications at a no-cost to jurisdictions, funded through the Regional Early Action Planning (REAP) grant funds. Examples of eligible grant programs include Infill Infrastructure, Permanent Local Housing Allocations, Transformative Climate Communities Programs, and any grant program which a nexus may be created to housing planning, housing production or increase a jurisdiction's ability to produce housing.

WRCOG will also be providing a document that forecasts when housing-related programs will become available. An initial document was provided to Committee members through email at the beginning of March. The assistance with housing grant programs will be available through June 2023, when REAP funding expires.

If any member agency is interested, please reach out directly to Chris Tzeng at ctzeng@wrcog.us.

Action:

1. Received and filed.

B. WRCOG Assistance with SCAG Socio-Economic Data Review

Chris Tzeng, WRCOG Program Manager, provided an update surrounding the development of the 2024 Connect SoCal Plan (RTP/SCS) and the socio-economic data (SED) review. SCAG has commenced development of its long range transportation plan and will develop the growth forecasts for population, employment, and household for each jurisdiction in the next few months that will be utilized in the Plan. SED is important because it will be included in the travel demand model, RIVCOM. It is vital that the RIVCOM data stays consistent with SCAG's data for CEQA purposes and compliance. WRCOG member agencies utilize RIVCOM for General Plan updates, specific plans, infrastructure projects, traffic studies, etc. WRCOG has made a commitment to its member agencies to update the RIVCOM SED on the same cycle as SCAG's update to its SED.

SCAG has granted WRCOG's request that SCAG develop the SED for Riverside County for compatible use in RIVCOM. This should provide the opportunity for one-singular review of the SED, and member agencies will not have to review both the Connect SoCal Plan SED and RIVCOM SED.

WRCOG will also be point-of-contact to schedule meetings with each member agency and its staff to review the SED. It is expected that these forecasts will be ready in July or August 2022.

Action:

1. Received and filed.

C. SB 9 Local Implementation

Suzanne Peterson, WRCOG Senior Analyst, provided an overview of SB 9 and allowed representatives from the City of Riverside and the County of Riverside to share how their jurisdictions are implementing SB 9. Chair Hildebrand, Planning Director with the County of Riverside, shared how the County is handling this legislative implementation at a local level. Chair Hildebrand shared the challenges the County is facing with SB 9 as well as the challenges surrounding the accessory dwelling units.

Committee member David Murray, Principal Planner with the City of Riverside, provided an update on the City's implementation of SB 9 and shared some handouts that the City had been working to help residents. The City has created an application checklist and pre-clearance forms for SB 9 two dwelling units and urban lot splits. Along with the checklist, some visual illustrations were shared and their hopes are to help residents understand SB 9 requirement and various lot configurations.

Action:

1. Received and filed.

D. Legislative Activities Update

Bill Blankenship, WRCOG On-Call Legislative Consultant, provided a legislative update noting deadlines for the 2022 legislative session and reviewed several proposed bills. Of those, the following were highlighted:

- SB 1369 (Wieckowski) would require adaptive reuse projects to be an allowed use by right in all zones.
- AB 1695 (Santiago) would establish a housing construction subsidy program for adaptive reuse projects.
- AB 2179 (Grayson) would allow the deferral of proposed development fees and charges.
- AB 2485 (Choi) would provide a CEQA exemption for emergency shelters and supportive housing projects.
- AB 2705 (Quirk-Silva) would limit or discourage housing development in the very high fire hazard severity zone.

Additionally, information was provided on the Communities for Choice Campaign, which is a proposed November 2022 Ballot Measure for local control of housing and growth.

Action:

1. Received and filed.

E. Southern California Edison Charge Ready New Construction Rebate Program

Mr. Naveed Ahmad from SCE provided a presentation on SCE's Charge Ready New Construction Rate (NCR) which is a rebate program targeting multi-family residential developers to install electric vehicle (EV) chargers to allow tenants to charge their EVs. The Program offers a rebate to eligible participants in order to offset some or all of the cost of buying and installing approved EV charging stations. In

addition, the Program also provides technical planning, technical execution, and funding for customers to install EV chargers on their property. For more information, please contact Mr. Ahmad directly at naveed.h.ahmad@sce.com.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, WRCOG Deputy Executive Director, provided a look ahead for the next few Committee meetings and shared that the May Planning Directors Committee meeting is canceled. In lieu of the meeting, a virtual listening session on the REAP 2021 Program will be held at the normal meeting time.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

Chair Hildebrand shared that the 2022 American Planning Associations Awards Dinner will be held on Wednesday, May 4, 2022, at 5:00 p.m., at Avila's Historic 1929. For more information please visit www.ies_apa.org.

Committee member Travis Randel shared that he had recently attended a conference that was provided by Webb & Associates. The session included topics surrounding the City of Beaumont's mitigation that didn't go as planned and how to learn from someone else's mistakes.

10. NEXT MEETING

The May Planning Directors Committee meeting is canceled. The next Planning Directors Committee meeting is scheduled for Thursday, June 9, 2022, at 9:30 a.m., on the Zoom platform with an option to attend in-person at the WRCOG office.

11. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 10:46 a.m.